

KINGSTON SPRINGS PLANNING COMMISSION MINUTES

***July 14, 2005
7:00 P.M. A. BECK MEETING HALL***

1. Call to Order:

David Clark called the meeting to order at 7:01 p.m.

<i>David Clark, Chairperson</i>	<i>Present</i>
<i>Dianna Shew, Vice Chairperson</i>	<i>Absent</i>
<i>Chuck Sleighter, Commissioner</i>	<i>Absent</i>
<i>Paul Rucker, Member</i>	<i>Present</i>
<i>Ray Crouch, Mayor</i>	<i>Present</i>
<i>Pete Hiatt, Secretary</i>	<i>Present</i>
<i>Laurie Cooper, City Manager</i>	<i>Present</i>
<i>Joe Hunter, Building/Codes</i>	<i>Absent</i>
<i>Larry Craig, City Attorney</i>	<i>Present</i>
<i>Sam Butts, Member</i>	<i>Present</i>
<i>David Risner, Member</i>	<i>Present</i>
<i>David Howe, City Engineer</i>	<i>Present</i>
<i>Ron Cooper, State Planner</i>	<i>Absent</i>
<i>Justin Butler, State Planner</i>	<i>Present</i>

2. Approval of Minutes:

Pete Hiatt made the motion to approve the July 14, 2005 minutes. Paul Rucker seconded the motion and it carried unanimously.

3. **Discussion: Betty Blair Daniel Re: Improvements to Property Owned by Methodist Church.**

Betty B. Daniel presented a rough concept plan for improvements to the Methodist Church property. They want the city to put in curb cuts when doing the upcoming road improvements to Oak Street.

4. **Subdivision Plat – Janet Windrow 1035 Mayes Road, Submitted June 3, 2005.**

Mr. Butler stated that it was not necessary to do soil testing.

Existing fire hydrant – 476' from the property line.

*Motion by Ray Crouch
2nd by Pete Hiett
Approved unanimously*

5. **Prelim. Master Plan – 31 Unit Condominium – P.U.D. Overlay – 391 Moore's Circle Vaden Northcutt.**

Vaden Northcutt is not opposed to installing two hydrants.

*By-laws and covenants will be available prior to approval of the final plat.
Next step: Send to Board of Commissioners for rezoning to R-3 w/in a P.U.D.
– to readings and a public hearing.*

Will take 60 days following rezone to get all plans ready for final approval.

*Motion by Ray Crouch (to approve the Master Plan and refer to City
2nd by Paul Rucker Commissioner for rezone)*

6. **Site Plan – Robert Hickman – Lot 13, Indian Point.**

Concerns were clarified/cleared up:

- 1. Remove one of the entrances*
- 2. Grading issues*
- 3. Septic tank issues*

Mutual access easement will have to be established.

There were discussions about the possibility of landscaping in the right-of-way to shield the visual of parked cars.

*Motion by Ray Crouch (approved contingent on acquiring a mutual cross-
2nd by Pete Hiatt access easement from the landowner, Karl Francis
Approved unanimously that has been recorded)*

7. Site Plan – Cheatham County Schools Parking Lot at Stadium.

*Motion by Pete Hiatt
2nd by Paul Rucker
Approved unanimously*

**8. Amendment to P.U.D. Regulations: Section 5.090 Regarding the
Minimum Required Parcel Size for a Residential and a
Commercial P.U.D.**

*Motion by Ray Crouch (motion to send to City Commission for amending)
2nd by Sam Butts
Approved unanimously*

9. Subdivision Regulations Status Report: Clark, Hiatt, and Butler.

*Justin Butler addressed the Planning Committee regarding RPO
development
with TDOT.*

10. Other:

*Mr. Craig informed the Board of changes that will be proposed for fees
relating
to P.U.D.*

11. Adjourn:

The meeting was adjourned at 8:31 p.m. by David Clark.

David Clark, Chairperson

Debbie K. Finch, Recorder